

SWPPP AND DEVELOPMENT PLAN REVIEW

1. PURPOSE

- a. Develop standard procedures for reviewing development plans and Storm Water Pollution Prevention Plans (SWPPP) to verify compliance with current City and County code and ordinances, state regulations and federal law.

2. PROCESS

- a. Prior to submitting an application for development, it is recommended that a pre-design meeting be held with the developer or that the developer attend a Development Review Meeting. In these meetings, the development proposal can initially be assessed and suggestions made to assist with compliance to International Building Code, Land Development Code, City ordinances, Development Requirements and Standards, and State and Federal requirements. Information can be provided regarding City requirements and standards and review procedures.
- b. An application for planned development is submitted by the developer to the Community Development Department with all supporting documents identified in the Land Development Code, including plans, SWPPP, NOI, LID analysis report, Post-Construction Storm Water Maintenance Plan, calculations, etc. where required.
- c. A preliminary review of the plans and all supporting documents is completed including the following:
 - Review plans, calculations, etc. for compliance with Development Standards and Requirements for Water, Storm Water, and Street Lights.
 - Confirm that the SWPPP has been prepared using the State template for projects that warrant compliance with the Utah General Construction Permit (UGCP) regulation.
 - Review the SWPPP using Page 1 of the State UPDES Storm Water Inspection Evaluation Form for SWPPP Compliance.
 - Review the LID analysis report and review the plans for use of the LID practice.
 - Review the Post-Construction Storm Water Maintenance Plan.
- d. Provide review comments and Preliminary Review Letter to Community Development Department for return to developer.
- e. Meet with the developer to review comments and discuss any questions the developer might have.
- f. Follow-up reviews should confirm that all comments have been addressed and required documents have been received.
- g. Final plans with all supporting documents for planned development is submitted to the Community Development Department by the developer.

- h. Prior to final approval, the following requirements shall be met:
- All comments have been addressed and finalized from previous reviews.
 - The owner of development that warrants compliance with the UGCP regulation, must submit a signed Post-Construction Storm Water Maintenance Agreement using the Sandy City Agreement template. The agreement will be recorded prior to release of bonds.
 - The online SWPPP management system shall be reviewed and approved.
- i. Provide Final Approval Letter to Community Development Department.

3. DOCUMENTATION

- a. File scanned copies of the development review redlines and Final Approval Letter.
- b. Post-Construction Storm Water Maintenance Agreement is to be recorded once the project is constructed and before the bond is released.
- c. Once the Post-Construction Storm Water Maintenance Agreement is recorded:
- Add information for the property in Cityworks for tracking of the post-construction inspections performed by the City for tracking of maintenance and inspections performed by the Owner.
- * See SOP Post-Construction Management and Inspection.
- d. Records of SWPPP and development plan review shall be kept for 5 years or until construction is completed, whichever is longer.